Karen Johnson Davidson County
Batch# 441113 DEEDWARR
07/21/2020 09:24:30 AM 3 pgs
Fees: $18.00 Taxes: $610.13
20200721-0079826

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Michael D. Scott
Barbara J. Scott
926 Old Fountain Place
Hermitage, TN 37076

SEND TAX BILL TO:
Cardinal Financial Company
Peoples Home Equity
3701 Arco Corporate Drive, Ste 200
Charlotte, NC 28273

MAP/PARCEL 064-12-0A-926.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Susan L. Thweatt-Lee and husband Alan K. Lee, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Michael D. Scott and Barbara J. Scott,** husband and wife **, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 926 on the Plan of Site Plan Section 2, Fox Run Condominiums of record in Plat Book 5200, Page 148, together with the Master Deed Establishing a Horizontal Property Regime of Fox Run Condominiums , of record in Book 5535, Page 713, as corrected in Book 5895, Page 516, Book 5936, Page 301, Book 6370, Page 817 and 8510, Page 95, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Susan L. Thweatt-Lee, a married woman by Warranty deed from Nancy Gregory Bennett (formerly Nency S. Gregory) of record in Instrument No. 20170818-0085334 Register's Office for Davidson County, Tennessee, dated August 17, 2017 and recorded on August 18, 2017.

This is improved property known as: **926 Old Fountain Place, Hermitage, Tennessee 37076**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and

representatives, to warrant and forever defend the title to the said land to the said GRANTEES his/their heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given 16th day of July, 2020.

WITNESS MY HAND on this the 16 day of July, 2020

Susan L. Thweatt-Lee

Alan K. Lee

STATE OF Florida
COUNTY OF Indian River

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Susan L. Thweatt-Lee and Alan K. Lee,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 16 day of July, 2020.

NOTARY PUBLIC Christine Canady

My Commission Expires: _____

CHRISTINE CANADY
Commission # GG 167571
Expires April 4, 2022
Bonded Thru Troy Fain Insurance 800-385-7019

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $164,900.00.

AFFIANT

Subscribed and sworn to before me this the 16th day of July, 2020.

NOTARY PUBLIC

My Commission Expires: 4/1/23

Sheila McGord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

File No: 200514

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Lissa Groom

Notary Public

My Commission Expires: 9-16-2020

